



## Los Angeles Regional Water Quality Control Board

May 11, 2012

Mr. Aaron Thom ExxonMobil Environmental Services Co. 14950 Heathrow Forrest Parkway GSC-MI-P022B-2 Houston, Texas 77032

Certified Mail Return Receipt Requested Claim No. 7011 2970 0000 0643 0909

SUBJECT: APPROVAL OF WORKPLAN FOR ADDITIONAL SITE ASSESSMENT,

PURSUANT TO CALIFORNIA WATER CODE SECTION 13267 ORDER

SITE/CASE: FORMER JALK FEE PROPERTY, 10607 NORWALK AVENUE, SANTA FE

SPRINGS, CALIFORNIA (SCP NO. 0203, SITE ID NO. 1848000)

Dear Mr. Thom:

Los Angeles Regional Water Quality Control Board (Regional Board) staff reviewed the April 13, 2012, Workplan for Additional Site Assessment Activities (Workplan), submitted by Cardno ERI on your behalf, for the referenced site. The Workplan presents the scope of work to further delineate volatile organic compounds (VOCs) in soil vapor, soil matrix, and groundwater at the site and vicinity.

The Workplan proposes the following scope of work:

- Install four (4) single-depth soil vapor wells to approximately 5 feet below ground surface (bgs) near several buildings.
- Install three (3) multi-depth soil vapor wells to approximately 5, 15, 30, 60, and 90 feet bgs, respectively.
- Conduct an evaluation for vapor intrusion into indoor air and a bioattenuation study of contaminants in the vadose zone.
- Drill 13 soil borings into the vadose zone to depths ranging from approximately 45 to 70 feet bgs.
- Drill and sample one (1) deep soil boring into the aquiclude underlying the saturated zone (Exposition Aquifer).
- Install three (3) clustered groundwater monitoring wells into the Exposition Aquifer. Each cluster
  will contain three wells with screens centered at approximately 90, 140, and 180 feet bgs,
  respectively.

Based upon review of the information submitted, the Regional Board approves the scope of work presented in the Workplan, with the following additions:

As indicated during the meeting with you and your consultants on April 10, 2012, the VOCs screening levels for soil below the water table should be their natural background levels or California drinking water Maximum Contaminant Levels. Therefore, it is not appropriate to terminate the deep soil boring based on the proposed soil screening level of 0.7 milligrams per kilogram (mg/kg) for tetrachloroethene (PCE).

- 2. The evaluation for vapor intrusion into indoor air shall be conducted in accordance with the Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air, developed by the California Department of Toxic Substances Control, dated October 2011 or its latest version. The vapor intrusion evaluation will be forwarded to the California Office of Environmental Health Hazard Assessment for their review and comments.
- 3. Following the completion of field work and laboratory analysis, a technical report presenting the results of the investigations shall be uploaded to GeoTracker by November 15, 2012. If the extent of contamination in soil matrix, soil vapor, and groundwater is not fully delineated during this phase of investigation, the technical report shall include a scope of work for further subsurface investigations and an implementation schedule.
- Following the completion of the installation, development, and first sampling, all new groundwater monitoring wells shall be incorporated into the established semi-annual groundwater monitoring program for the site.
- 5. Please notify the Regional Board at least 5 days prior to the start of field work. Regional Board staff may visit the site and observe field activities.

The due date for submittal of the technical report is an amended schedule specified in the existing California Water Code (CWC) section 13267 Order issued to ExxonMobil on August 24, 2010. Pursuant to section 13268 of the CWC, failure to submit the required technical report by the specified due date may result in civil liability penalties administratively imposed by the Regional Board in an amount of up to one thousand dollars (\$1,000) for each day the technical report is not received.

If you have any questions, please contact case manager Mr. Luis Changkuon at (213) 576-6667 (lchangkuon@waterboards.ca.gov).

Sincerely,

Samuel Unger, PE Executive Officer

cc: James Anderson, Cardno ERI

John Maple

Michelle F. Smith

Thomas Clark, Aluminum and Architectural Inc.
William Macnider, CSI Electric Contractors
James Stull, Continental Heat Treating

Rick Fero, Fero Engineering